
Z-2236
RICHARD FIELDS
I3 TO A

STAFF REPORT
April 14, 2005

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner Richard Fields is requesting rezoning of 3.429 acres located on the north side of CR 450 S, ¾ of a mile west of CR 450 E, more specifically 3708 E CR 450 S, in order to construct a single-family home, Wea 14 (NE) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

Historically, this area of the county was zoned Agricultural (A). In 1997, Greater Lafayette Progress, Inc. (now Lafayette-West Lafayette Economic Development Corp.) rezoned this land to Industrial on behalf of willing landowners (Z-1715). This large rezone extended industrial zoning east to Newcastle Road. The zoning of the site and adjacent property was converted to Industrial 3 (I3), the most intense industrial zone, with the adoption of NUZO in 1998. Land belonging to owners who opted out of the 1997 request retained Agricultural (A) zoning.

A handful of large residential rezones have taken place near the Concord Road intersection in the past few years. Those closest to this site, east of Concord include: Benjamin Crossing Planned Development encompassing 160.57 acres approved in 2002 (Z-2076) and 76 acres rezoned to R1B in 2003 (Z-2125). Last month a request to rezone 238 acres to R1 and R1A for a proposed subdivision just west of the current site was withdrawn (Z-2229 and -2230).

AREA LAND USE PATTERNS:

The site is currently wooded and unimproved; single-family homes are adjacent to the east and west. Single-family homes line the frontage of this county road and the majority of the surrounding area is in row crop production. Just west of this site, at the intersection of Concord Road and CR 450 S, several new residential subdivisions have been developed. They include: Benjamin Crossing, Avalon Bluffs (not yet developed), Ravenswood at Hickory Ridge and The Retreat at Hickory Ridge.

TRAFFIC AND TRANSPORTATION:

CR 450 S is classified as a rural local road in the *Thoroughfare Plan*. Although the road surface is a combination of pavement and gravel, the rezoning of this property for a single residential use would cause little negative impact.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

An on-site well and septic would serve the home.

STAFF COMMENTS:

Based on the historic zoning maps, this area of the county was predominantly zoned Agricultural with residential zoning east of Concord Road. Seven and a half years ago this site and land adjacent to the north and west were rezoned to Industrial with the approval of the Greater Lafayette Progress rezone, which contained 1400 acres. That rezone was done on

behalf of participating landowners and basically followed the industrial expansion sector proposed in the adopted *SIA Amendment to the Comprehensive Plan* except for the acreage south of the railroad right-of-way. The *Plan* shows the industrial growth sector entirely north of the railroad right-of-way, and to the south: open space. Land adjacent to the east of this site retained its original A zoning because landowners chose not to participate in the industrial rezone.

As part of staff's research for a previous case, the Interim Executive Director of the Lafayette-West Lafayette Economic Development Corporation (formerly Greater Lafayette Progress) was contacted to determine how that organization felt about land south of the railroad tracks. Staff learned that although little industrial future was seen for 80 acres of industrial zoned land west of the current site and south of the tracks, land north of the tracks is actively being marketed by that office for use by potential manufacturers and by warehouse/distribution businesses. Staff again contacted that office for this case and was informed that they have no objections to this request for two reasons: petitioner clearly understands his home would be constructed adjacent to industrial zoning and because other residential properties are in the immediate area.

The question of rezoning this site is slightly more involved than it appears at first glance. When driving down CR 450 S from Concord, one gets a sense of a residential/rural area rather than a future industrial site. Once past Benjamin Crossing Plan Development, the road becomes a mix of pavement and gravel; the homes are sporadic and the land is farmed. Agricultural zoning is adjacent to the east and south as are single-family homes, one of which is also adjacent to the west. The site itself is heavily wooded, so wooded that the existing vegetation may satisfy the ordinance's bufferyard requirement between agricultural and industrial zones. Rezoning this site would not create a spot zone, subvert the amendment to the *Comprehensive Plan* and does not directly conflict with policies of the Lafayette-West Lafayette Economic Development Corporation. All of these factors work towards a favorable recommendation for this request; however, staff realizes that there could be future compatibility issues if the surrounding area is developed industrially. There is a significant amount of industrial zoned land in this area of the county, much of which is undeveloped and has better road access on US 52; therefore, it seems logical that the development of the surrounding industrial area is less likely because of location and necessary road improvements.

STAFF RECOMMENDATION:

Approval